



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, FEBRUARY 28, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Andrew Gonzales, Ron Santos, Jeanie Cutler

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2006-188/CONDITIONAL USE PERMIT NO. 2007-004 (LIBERTY AVENUE CONDOMINIUMS):

APPLICANT: Duc Nguyen

REQUEST: **TPM** To permit the consolidation of two parcels totaling approximately 11,880 sq. ft. into one lot for condominium purposes; **CUP** To construct four, two-story condominium dwelling units exceeding 25 ft. in height on a lot with a grade differential exceeding three ft. between the high and low point. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 7762-7772 Liberty Avenue (south side of Liberty Avenue, west of Beach Blvd.)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2007-001 (HUNTINGTON SURF & SPORT OUTDOOR SALES):

APPLICANT: Aaron Pai

REQUEST: To permit temporary outdoor sales on approximately forty-nine (49) days per year for a period of five (5) years from 2007-2011.

LOCATION: 126 Main Street, Unit 101 (south-east corner of Main Street and Walnut Avenue)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-002 (CORREA RESIDENTIAL ADDITION):

APPLICANT: Jay Earl
REQUEST: To permit a second floor addition to an existing single-story residence with an overall building height exceeding 30 ft. (approximately 32 ft.).
LOCATION: 1026 13th Street (south side of 13th Street, between Park and Lake Streets)
PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.